



Site location and context

The Site

The site is located on the north-eastern side of Ringmer, directly abutting the King's Academy to the west, the Lewes Road to the north and Chamberlaines Lane to the east. Land at Broyle Gate Farm is an approximately 8.3 hectare site consisting of agricultural land no longer required for this purpose and would be accessed from the existing entrance point on Lewes Road.

Planning Background

Until 2020, the site was previously covered by an allocation for recreation and sports facilities as part of the Lewes District Council Local Plan Part 1. Despite having held this allocation for a significant number of years, the District Council has not sought to utilise this site to deliver community facilities nor has it ever been offered as such.

The site was also previously subject of a planning application in 2016, which was unsuccessful. However, it is not within a protected landscape, and has been considered favourably by Lewes District Council in its previous Strategic Housing and Employment Land Availability Assessments as being close to the developed boundary of Ringmer with reasonable access to shops and amenities.

Lewes District Council is currently working on a new Local Plan which will identify where new homes should be built. As part of the process, the local authority launched

a 'Call for Sites' where developers were invited to identify land where housing could be provided. The Council must ensure that enough sites are available to meet housebuilding targets, and Croudace is putting forward the land south of Lewes Road as part of this process.

Given the above, and that the Council is currently unable to demonstrate a five-year housing land supply, a mixed-use development on this site would make a considerable contribution towards meeting housing needs. It would also ensure the delivery of community facilities on-site, as per its previous allocation and the site would make a significant contribution to Ringmer and Lewes District.

These plans take into account the feedback on what facilities the community would like to see that was received during the first round of consultation undertaken by Croudace Homes.